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MIDTOWN

UPDATE

REBUILDING THE HEART OF DOWNTOWN

Boston Crossing and Commonwealth Center are two of the first projects to be proposed in the Midtown Cultural District. These projects represent the beginning of a revitalization that will create a new neighborhood of homes, offices, stores, restaurants, child care centers, and cultural facilities.

This revitalization gives the City of Boston the opportunity to rebuild its downtown to reflect the diversity and vitality of the entire city of Boston. The creation of new theaters and the renovation of the Paramount into two theaters will help to create a city where the arts are vibrant and accessible to all. The inclusion of housing programs and jobs training programs will provide opportunities for all Boston residents. The closely knit, adjacent Chinatown community will benefit by this revitalization

with new opportunities for affordable housing, neighborhood businesses and job training. The Midtown Cultural District will help to build a city where a strong vibrant economy continues to grow and serves as the economic engine for the entire region.

Raymond L. Flynn

MAYOR RAYMOND L. FLYNN

JUNE 1989

CITY OF BOSTON
Raymond L. Flynn, *Mayor*

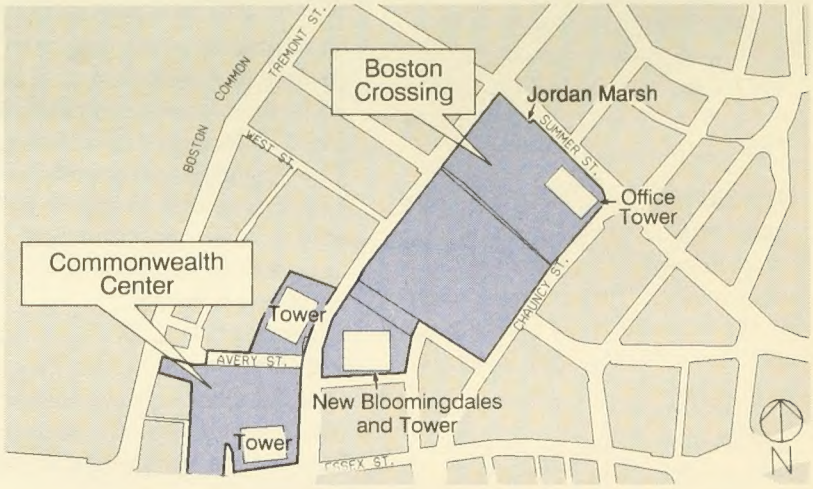
OFFICE OF ARTS AND HUMANITIES
Bruce Rossley, *Commissoner*

BOSTON REDEVELOPMENT AUTHORITY
Stephen Coyle, *Director*
Kristen Mc Cormack , *Director*
Midtown Cultural District
Clarence J. Jones, *Chairman*
Michael F. Donlan, *Co-Vice Chairman*
Francis X. O'Brien, *Co-Vice Chairman*
James K. Flaherty, *Treasurer*
Consuelo Gonzales Thomell, *Member*

Two of the most significant privately funded projects in Boston's history—Boston Crossing and Commonwealth Center— together present an opportunity to return the city's Midtown area to what it once was: the heart of commercial and cultural life in Boston.

Consisting of 5 million square feet of new and rehabilitated space, these two projects will represent a combined $1.3 billion in development and will exceed, in scale and variety, any development program proposed for downtown Boston in this century. For instance, the projects will generate $23 million in property taxes annually—more than the total revenues now received from all industrial properties in Boston. In addition the city will realize more than $46 million in public benefits, with $22 million generated in housing linkage funds and another $4.4 million for job training and recruitment of Boston residents. The housing linkage funds will be specifically targeted to three affordable housing projects to be developed by community-based organizations in Chinatown.

Boston Crossing and Commonwealth Center will produce 11,600 construction jobs and more than 17,000 permanent jobs, of which 9,000 will be net new jobs. In creating two new 199-seat theaters, as well as another 199-seat and a 499-seat theater in the existing Paramount Theater, developers of the two projects will be investing an estimated $15 million in cultural facilities. The impact of these projects will be to infuse new life and vitality into an area that was once the busy crossroads of a growing city.



Over time, changes including the exodus to the suburbs and the subsequent development of suburban shopping malls left Midtown an area with vacant and underutilized buildings and land parcels. In spite of these changes Boston's two largest department stores and adjacent retailers in Downtown Crossing continued to constitute the largest and busiest shopping district in New England.

Since the late 1970's, Boston's downtown economy has reemerged as a place where 300,000 people today live, work, shop and visit all within a one square mile area. However, Midtown as a whole, has not fully benefitted from this emergence. And until now, Boston has yet to reap Midtown's potential for combining, in one urban setting, new mixed-income housing, performing arts space for dozens of cultural groups in need of permanent homes, and daycare facilities so vital to serving the growing work force in downtown Boston.

With the development of Boston Crossing and Commonwealth Center, the Midtown area will begin to realize its full potential to once again become the heart of Boston's downtown.

BOSTON CROSSING

Chinatown/South Cove Neighborhood Council

Boston is a city of history, growth and accomplishments, it is a city that has one of the world's finest urban environments. Today, more Bostonians than ever are able to realize their dreams, our economy is booming, we are working hard to ensure that the economic forces of the new Boston blend harmoniously with the spirit of the historic Boston.

The development of Boston Crossing and the Commonwealth Center Project not only mean new vitality to the downtown, but economic strength, and support for Chinatown and the Asian community. It will enable "our community" to strengthen its role in the Greater Boston's economy, but most important it will open new doors for Chinatown.

Through the Housing Creation Program, a total of $23 million in housing linkage funds will provide an opportunity for the creation of needed affordable housing.

A total of $4.6 million in job linkage could be used to benefit the Chinatown labor market.

New jobs, neighborhood business opportunities, retail start- the alleviation of traffic in the

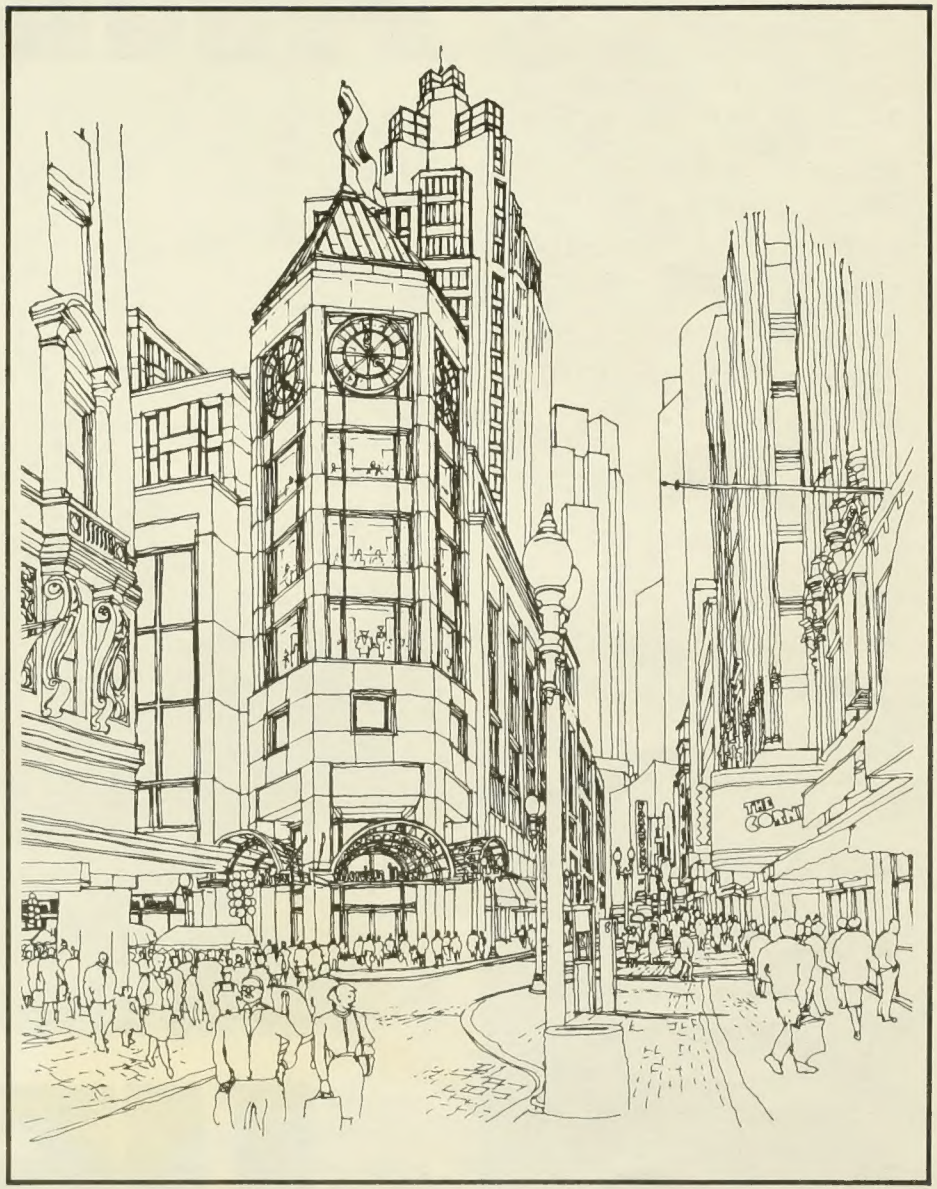
The Boston Crossing project site, located within Boston's Midtown Cultural District is bounded by Washington Street, Summer Street, Chauncy Street, Avenue de Lafayette, Harrison Avenue Extension, and Hayward Place.

The proposed project includes new and redeveloped retail space, two new office buildings, both on and off-site childcare centers, an athletic club, an art gallery, below grade parking and two new black box theaters off-site.

Jordan Marsh will be renovated, so that it is reminiscent of the original Jordan Marsh store that was previously on the site. The rebuilt store will tie into a completely new six-level specialty retail mall where Lafayette Place is now located. A 25-story office tower will rise above the Jordan Marsh store set back from the corner of Summer and Chauncy Streets.

Adjacent to Lafayette Place, on a site once occupied by the city-owned Hayward Place parking garage, the Campeau Corporation plans to build a 258,000 square foot Bloomingdale's department store. The existing Lafayette Hotel will remain unchanged and the existing parking facility beneath Lafayette Place will be connected to a new parking facility beneath

The interior of the proposed



BOSTON CROSSING FACT SHEET

Development Team

Developer:	Campeau, Mass., Inc.
Architect:	SOM, RTKL
Counsel:	Palmer & Dodge
	McCormack & Putziger

up program, child care facility, the alleviation of traffic in the area, and reduce evening parking rates for its neighboring residents are only a few benefits that Chinatown will receive.

For our first time visitors to our great city, they will see and taste our historic past and enjoy our exciting present, and to the community of Chinatown and its residents, their dream of a promising future.

The Boston Crossing and Commonwealth Center Projects is part of this future and reality.

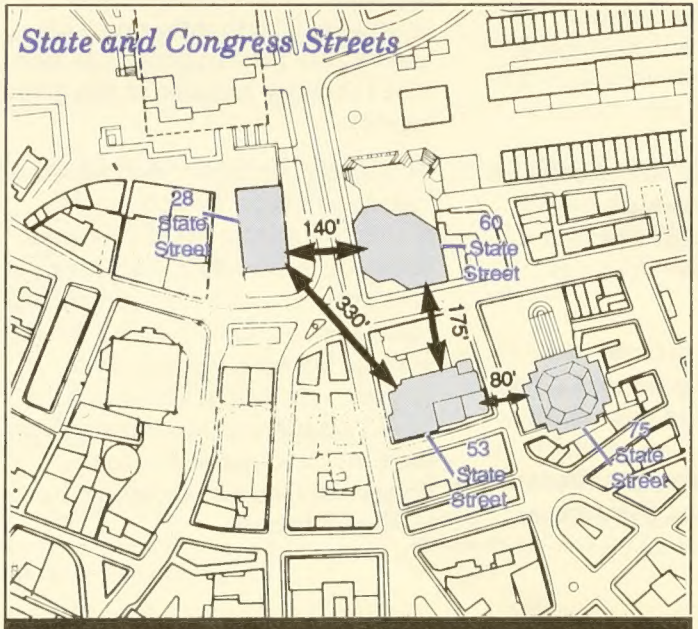
Bloomingdale's.

The interior of the proposed project has been designed to reflect the objectives of the Midtown Cultural District Plan. The proposed streets and arcades extend the historic street grid of Midtown. The new Opera Way will be an internal walkway through Bloomingdale's. Multiple building entrances will reinforce the District Plan's objectives for preserving a flow-through nature for the shopping district.

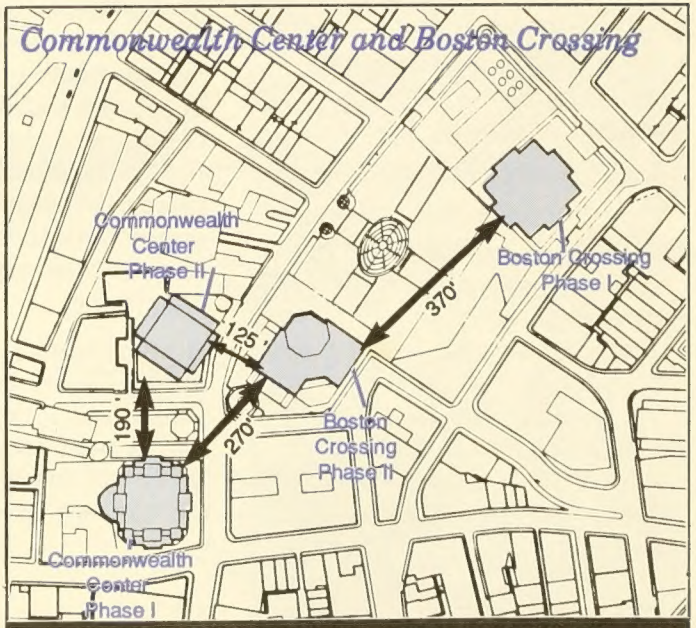
The $750 million development is the largest project proposed in Downtown during this century. The entire project is expected to be completed by 1995.

		Ropes & Gray
		McCormack & Putziger
Parcel Description		
	Size:	324,773 sf
Proposal		
	Height:	north tower: 438'
		central tower:110'
		south tower: 440'
Program:		
	Total sf:	3,365,000
	Office:Northern Tower :	729,000 sf
	Southern Tower:	720,500 sf
	Hotel:existing:	413,000 sf
	Retail:	Jordans: 473,000 Specialty: 694,500sf
		Bloomingdales: 258,000sf
	Daycare:	4000 on-site 8000 off-site
	Health Club:	55,000sf
	Gallery/Museum:	10,000sf
	Parking:	700-900 spaces
	Development Cost	$750,000,000

The separation between the proposed Commonwealth Center and Boston Crossing towers is more significant than the existing towers at the intersection of State and Congress Streets. These proposed towers have heights of approximately 400 feet while the existing towers have heights of over 500 feet.



Tower Separation Comparison I



Tower Separation Comparison II

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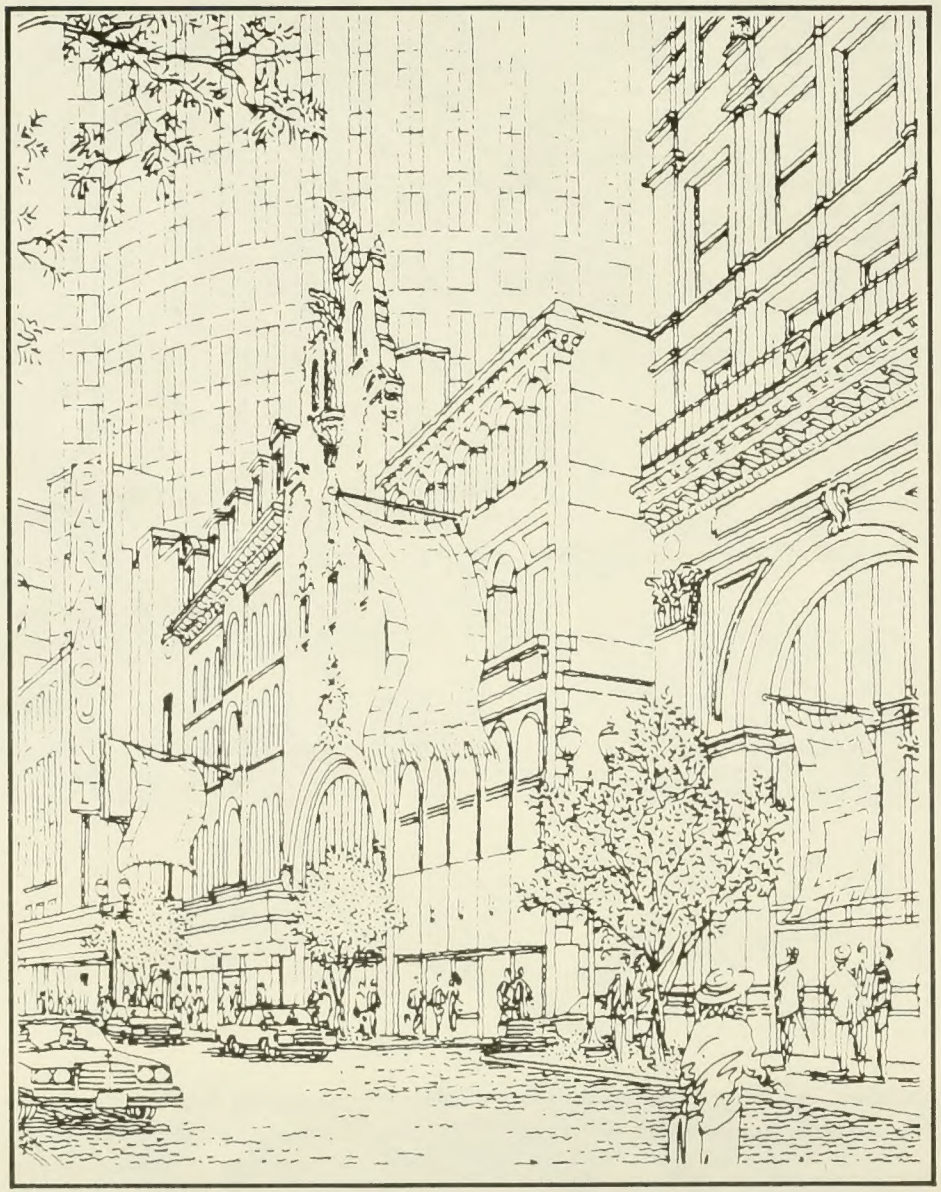
COMMONWEALTH CENTER

The Commonwealth Center project site is located on two city blocks bordered by Tremont, Boylston, and Washington Streets and bisected by Avery Street. The block on the northern portion of the site is known as Parcel 30, and it is on this parcel that the first phase of the project, a 13 story, 400 room hotel, will be built. Renovation of the existing Paramount Theatre will also be part of the project's first phase. The Parcel 30 development includes the rehabilitation of the historic Evans House (formerly a hotel) and development of a 32 story office building. The hotel and office buildings will be linked at the base by a multi-level retail arcade containing 100,000 square feet of restaurants and shops.

The second phase of Commonwealth center will consist of a 30 story office building with ground level retail. A 1000 car underground garage will serve both the phase I and phase II portions of the project.

Commonwealth Center's buildings are designed to follow Boston's historic street pattern. On Washington Street, retail shop fronts facing the street will continue the character of the Downtown Crossing. The restored Paramount Theater marquee will once again serve as the visual anchor to Washington Street. The



COMMONWEALTH CENTER FACT SHEET

Development Team

Developer:	Commonwealth Center Limited Partnership; F.D. Rich; Casa Development Corp.
Counsel:	Gaston & Snow

Midtown Cultural District Task Force

The Midtown Cultural District Task Force with its 350 members has worked closely with the Commonwealth Center and the Boston Crossing Development Teams to ensure that the proposals are both economically and culturally viable to the City of Boston.

The two projects will be a major focal point for office and retail including a redesigned Lafayette Place, a new Bloomingdales department store, and expansion of Jordan Marsh. The projects will contribute 24,000 square feet of childcare, housing and job benefits for Chinatown, historic preservation, visual arts and more than four nonprofit performance theaters.

The historic Paramount Theatre will be renovated and transformed into a 499-seat theater and a 199 seat multi-use studio theater with a rehearsal space and additional support space.

Boston Crossing will provide two innovated 199-seat black box experimental theaters for music, dance and drama.

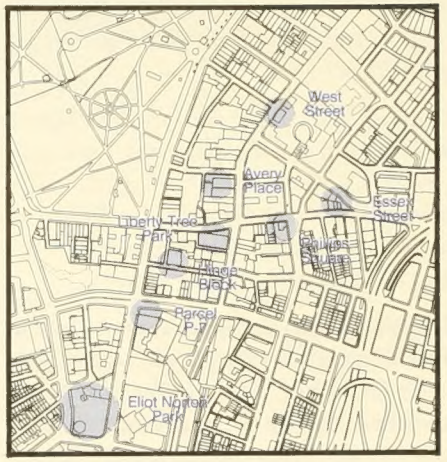
These benefits not only will enhance these projects but will bring a positive, healthy, exciting cultural District and will advance

marquee will once again serve Washington Street. The pavilion entry at the corner of Washington and Avery Streets will lead pedestrians into a retail arcade, providing covered passage for commuters to the Orange Line Station within the project, or to the Green Line, across Tremont Street. In addition, as part of the public benefits program, Commonwealth Center will provide to the upkeep of the Boston Common and provide streetscape improvements to the Midtown Cultural District.

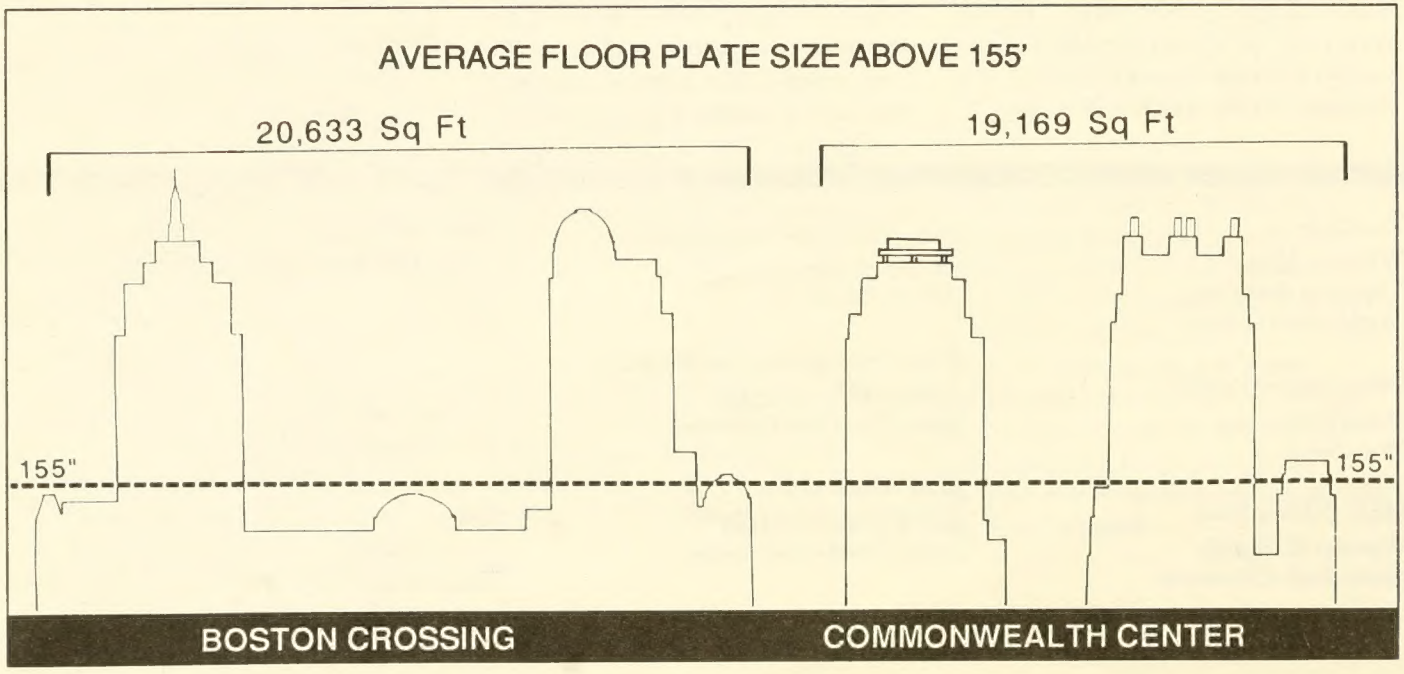
Phase I of the $550 million proposed project is expected to be completed in 1992. Phase II is expected to come on line during 1996.

	Architect:	Kohn, Pederson, Fox
	Counsel:	Gaston & Snow
Parcel Description		
	Size: 145,909 sf	
Proposal		
	Height:	Parcel 30: 403'
	Keith Block:	375'
Program:		
	Total sf:	1,730,000
	Office: Parcel 30:	750,000
	Keith Block:	550,000
	Hotel: 400 rooms (294,300)	
	Retail: Parcel 30:	98,000
	Keith Block:	7,700
	Daycare:	8,000 Parcel 30 4,000 Chinatown
	Parking:	1,000
	Development Cost	$550,000,000

bring a positive healthy, exciting vitality to the Midtown Cultural District and will advance Mayor Flynn's goal of bringing the affordable arts to all residents of Boston.



Eight new or rehabilitated open spaces including parks and plazas are being proposed in the Midtown area. The urban design will reinforce the historic streetscape of Midtown.



The average floor plate areas for floors above the historic height limit of 155' will be approximately 20,000 square feet or less. This floor plate area conforms to the permanent zoning for Midtown.

BRA
1112

PUBLIC BENEFITS: BOSTON CROSSING

Taxes :	$14 million
Construction Jobs:	6,750
Permanent Jobs:	11,000 (9000 net new)
Housing Linkage:	$14,200,000 (to Chinatown)
Jobs Linkage:	$ 2,840,000
Cultural:	Two 199-seat theaters
	$6 Million
	Estimated Cost
Child Care:	12,000 square feet

- English as a Second Language Programs
- Job Training Programs
- Neighborhood Business Opportunities
- Streetscape Improvements
- Downtown Crossing MBTA Station Improvements
- Annual Contribution to Maintenance of Boston Common

PUBLIC BENEFITS: COMMONWEALTH CENTER

Taxes:	$9 million property
	$1 million hotel
Construction Jobs:	4,900
Permanent Jobs	6,350
Housing Linkage:	$8,000,000 (Chinatown)
Jobs Linkage:	$1,600,000
Cultural:	199- and 499-seat theaters in Paramount
	$9 Million Estimated Cost
Child Care:	8,000 square feet on-site
	4,000 square feet off-site in Chinatown

- English as a Second Language Programs
- Child Care Training Programs
- Neighborhood Business Opportunities
- Chinatown Neighborhood Improvement Plan
- MBTA Station Improvements
- Streetscape Improvements
- Capital and Annual Contribution for Boston Common
- On-Site Opportunities for Visual Art Work

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BOSTON GLOBE EDITORIAL

The midtown spark

June 12, 1989

Lower Washington Street, the most dilapidated section of downtown Boston, is about to be transformed because of an alliance of developers, the cultural community and the Boston Redevelopment Authority. The launching of two developments worth a combined $1.3 billion is evidence that the economic strength of Boston can be marshaled to make the city a vital and attractive place.

presented to the BRA board, Thursday,

transform the tattered midtown district into the performance center of the city.

Barring an economic debacle, the first of the Commonwealth Center towers will be ready for tenants in 1992, just before the opening of Bloomingdale's, the new Jordan's and the expanded mall.

At the same time, the developers have pledged to renovate four theaters, including two carved from the cavernous Paramount. The combination of busi-

Mayor Flynn and the BRA deserve praise for beginning the midtown redevelopment as a extension of the downtown shopping district. By encouraging 400-foot towers on lower Washington Street, they allowed the developers to thing big - but not on the grandiose scale of the 600-foot skyscrapers of a decade ago.

Beginning about a year ago, the BRA encouraged the two development teams to work together with impressive results. The Boston Co-

withstand pressures generated by further development along Washington Street.

Before the BRA board approves the developments, several issues need to be addressed. Under present plans, the Commonwealth Center towers and the Bloomingdale's skyscraper would cast shadows over the Common.

Negotiations are underway between the

The two developments, which will be presented to the BRA board, Thursday, are made for each other.

On the southern side of Washington Street, the owners of Jordan Marsh will build the Boston Crossing office and shopping complex. It will include two 31-story office towers, a redesigned Jordan's, an expanded and re-configured mall on the site of Lafayette Place and a new Bloomingdale's.

Many of the customers for these stores will come from the proposed Commonwealth Center across the street. This development will consists of a 400-room hotel, a refurbished Paramount Theater and 27-story and 31-story towers.

Together, these developments will be the spark that ignites the creation of the Midtown Cultural District. This plan, first sketched by the Boston cultural community and Arts Commissioner Bruce Rossley, will use developers' linkage money to refurbish 10 old theaters and Paramount. The combination of business, hotel, shopping and cultural activity will guarantee that lower Washington Street will be active day and night.

The Campeau Company, which recently bought Jordan's, has a special reason to develop the Boston Crossing site quickly. Its present shopping area is an economic and architectural disaster.

The forbidding gray facade of Lafayette Place will be replaced by eight street-front shops and five mall entrances to entice pedestrians. The new Jordan's will try to replicate the grandeur of the 1890's store that was torn down in the 1970's to make way for a red-brick nonentity.

Across the street, Commonwealth Center will be a smaller and improved version of a development that has been in the discussion stage for four years. Its two towers will be a point of unity between the two business centers of the city - the Financial District and the Back Bay.

encouraged the two development teams

results. The Boston Crossing stores and the Paramount Theater will be among the first to open; with them, an active street life will begin. Construction of the office towers will be spaced so that they will not compete with each other for tenants.

The BRA also managed to extract a set of public benefits from the developers. Refurbishment of the four theaters will cost $15 million. More than $20 million will be spent on housing and a community center in Chinatown. A job-training center and a day-care facility will be included in each complex. Money will be allotted for the upkeep of Boston Common.

The Chinatown Neighborhood Council will vote on the benefits package today. Council support is important because Chinatown and the Midtown Cultural District are neighbors and potential competitors for other parcels of land. The involvement o f the Asian community is vital; it will enable the community to

Negotiations are underway between the developers, the BRA and open space groups to minimize the mass of the new buildings, described by one architect as "a bit overweight." The buildings should go on a slight diet to cut down the shadow and to address the Boston Society of Architects' concerns about the visual impact of three tightly bunched towers.

Another issue is the lack of outdoor spaces like the pleasant Shoppers Park next to Filene's. A small area with benches should be set aside for weary shoppers and pedestrians.

These problems are easily solvable, and should not detract from the favorable impact the two developments will have on the city. In three or four years, lower Washington Street will be transformed into a shopping, working and entertainment hub for the region - a tribute to the developers' acumen, the cultural community's vision and the BRA's foresight.

MCD TASK FORCE EXECUTIVE COMMITTEE

Chair
Lawrence Murray
ARTS/Boston, Inc.

Vice-Chair
Bethany Kendall
Downtown Crossing Association

Vice-Chair
William Moy
Chinatown South Cove Neighborhood Council

Chair, Cultural Facilities
Dona Sommers
Stage Source

Chair, Cultural Trust
Warren E. Smith
Boston Bank of Commerce

Chair, Design and Development
Judee Shupe
Janelon Associates

Chair, Transportation and Parking
Richard Concannon
Bacon-Concannon Associates

Chair, Visual Arts
Lloyd Cansino Held
Boston Visual Artists Union

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